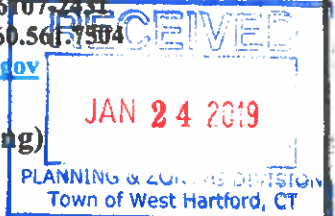




TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)



PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: 1298-LB-19 Date Received: 1.24.19

Street Address of Proposed Application: 76 Lasalle Road

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$350 Surcharge Fee: \$60 Affidavit Fee: \$20

Applicant's Interest in Property: Tenant

Brief Description of Proposed Activity: Mission Escape Games.

Team building, critical thinking, problem solving.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Lasalle Road Partners LLC

Record Owner's Name

20 Avon Meadow Lane  
Street

Avon CT 06001  
City State Zip

860 470 1200  
Telephone #

Contact Person:

David Chen  
Name

10230 66th Rd Apt 5K  
Street

Forest Hills NY 11375  
City State Zip

(347) 870-6050  
Telephone #

CHEN.DAVEK@GMAIL.COM  
Email Address

Mission Escape Games Connecticut, Inc

Applicant's Name

10230 66th Rd Apt 5K  
Street

Forest Hills NY 11375  
City State Zip

(347) 870-6050  
Telephone #

[Signature]  
Applicant's Signature

[Signature]  
Signature of Owner/Authorized Agent

**Mission Escape Games Connecticut, Inc**

**76 LaSalle Rd, West  
Hartford, CT 06107**

**Special Use Permit LOOK BACK Submission**

# **=====MISSION ESCAPE GAMES=====**

## **Mission Escape Games Connecticut**

*In accordance with the Town of West Hartford, Mission Escape Games Connecticut is hereby submitting an application for the special use LOOK BACK for the space located at 76 LaSalle Rd, West Hartford, CT 06107 above Bricco's Restaurant.*

*The application to be submitted to the TPZ of West Hartford includes a summary of the company as a whole and its main objectives. The layout of the space has remain unchanged from the previous submission and is provided to ensure proper understanding of room locations, restrooms, as well as entry and exit points into the building. Staffing and hours of operations have been provided to ensure the town is aware of the company's business plans going forward.*

*In regards to the Special Use Permit LOOK BACK, a summary has been provided with additional insight with an overall review of the past 2 years and plans for the future.*

# **=====MISSION ESCAPE GAMES=====**

## **Mission Escape Games Connecticut**

### **Review & Summary:**

Mission Escape Games Connecticut, Inc. received conditional approval in February of 2017 from the Town of West Hartford to move forward with the business of opening up an escape room. The approval was conditional with a 2-year look back to review the business and make or suggest any modifications should the Town Council deem necessary.

The company is happy to report that we appreciate the Town's faith in us and will continue to strive to live up to expectations. As the business, concept and company are still new in West Hartford; the company will always look for feedback from West Hartford and the community.

Mission Escape Games Connecticut currently has one mission available and customers who have joined us have frequently asked and are awaiting our next missions. Reviews of Mission Escape Games Connecticut have stated that the company sets the bar very high and "a ton of fun", in terms of storytelling, immersion and puzzles. The company believes that it has successfully proved that it is possible to have fun while thinking. Our storytelling and immersion play a large part in changing the perception that people cannot have fun while solving thought provoking puzzles.

Mission Escape Games Connecticut is equally happy to aid the community by bringing clients and customers from outside the Town of West Hartford. It is the company's belief that helping the community is extremely beneficial for all small businesses in the surrounding area and as the company is situated on LaSalle Road; it is a perfect complement to the many restaurants and bars, as well as other small businesses.

Looking towards the future, Mission Escape Games Connecticut, Inc. will be releasing additional missions and will look to have some signs installed, once the designs have been completed.

Mission Escape Games Connecticut looks forward to bringing more missions, more customers and business to the Town of West Hartford and hopes that the Town Council looks favorably upon the business.

# =====MISSION ESCAPE GAMES=====

## **Mission Escape Games Connecticut**

*Mission Escape Games is a company built on the idea that critical thinking and problem solving skills are extremely important in all aspects of life. We, as a company, help foster those skills, as well as leadership skills by providing a safe environment where people can test their abilities and overcome challenges that require them to think outside the box. The company has been named as one of the top attractions in New York City and helps to bring significant tourism and revenue to the surrounding businesses.*

### **Objective:**

Provide team-building, critical thinking and problem solving activities to locations across the country, specifically in this case, West Hartford. Exercises and activities are specifically set up to foster communication, leadership and problem solving skills. Proven effective by hundreds of companies and schools to test and build upon necessary skills that can be used in work and everyday life, including aptitude and affinity testing for technology and logical reasoning.

### **Logistics:**

#### **Rooms:**

- There will be three different exercises with varying levels of difficulty within the unit.
- The space has multiple restrooms.
  - One restroom is located specifically in the space with the entrance being within the unit.
  - Three (Women's) located in the unit with the entrance on the outside of the unit.
  - Another two restrooms (not gender-specified) across the common hallway outside of the unit.
- There is an egress door within the unit that leads to the back of the building.
- There are also three doors that lead to the common hallway. The common hallway leads to a separate egress that leads to the back of the building and the main entrance at the front of the building along LaSalle Rd.



## **Staffing:**

### **Supervisors:**

- One to two supervisors, who can oversee and have been trained to take on any roles as needed

### **Supplemental Support:**

- One office manager to be hired, dependent on need.
- Two receptionists to be hired, dependent on need.
- Six exercise proctors to be hired, dependent on need.

## **Hours of Operation:**

- Hours of Operation
  - Year-round operation
  - Monday – Sunday (12:00 p.m. – 10:00 p.m.)

**TOWN PLAN AND ZONING  
COMMISSION**

**CERTIFIED MAIL**

February 15, 2017

Mission Escape Games Connecticut, Inc.  
ATTN: Mr. David Chen  
102-30 66<sup>th</sup> Road, Apt 5K  
Forest Hills, NY 11375

**SUBJECT: 76 Lasalle Road- SUP #1298**

Dear Mr. Chen:

At its regular meeting of February 6, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

**76 Lasalle Road-** Application (SUP #1298) of Lasalle Road Partners, LLC, record owner (Mission Escape Games Connecticut, Inc., David Chen) requesting Special Use Permit approval to open an indoor amusement facility that fosters communication, leadership, and problem solving skills in a group setting. (Submitted for TPZ receipt on January 4, 2017. Required public hearing scheduled for February 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Prestage; Second/Binkhorst*) to **APPROVE** this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by February 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.



**TOWN OF WEST HARTFORD**  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
(860) 561-7555 FAX: (860) 561-7400  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

**You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.**

**Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is February 27, 2017.**

**If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.**

**Sincerely,**



**Kevin Ahern  
Chairman TPZ/IWWA**

**cc: Ronald Van Winkle, Town Manager  
Mark McGovern, Director of Community Development  
Todd Dumais, Town Planner  
Subject File**

**Patrick Alair, Corporation Counsel  
Essie Labrot, Town Clerk  
Kristen Gorski, Economic Development Specialist**

**U:\Shared Documents\TPZ\Decision Letters\2017\76 LaSalle\_SUP\_Feb 6\_Permal**



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## **Brittany Bermingham**

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**From:** Bob Proctor  
**Sent:** Monday, February 04, 2019 9:59 AM  
**To:** Catherine Dorau  
**Cc:** Brittany Bermingham; Todd Dumais; Aimee Krauss  
**Subject:** 76 LaSalle Rd., File #1298-LB-19, (LOOKBACK for MISSION ESCAPE GAME ROOM)

Cathy,

We have reviewed on files on the Mission Escape Game Room located at 76 LaSalle Rd. and have not found any issues at that site in the two year LOOK BACK period.

Bob Proctor, RS  
WHBHD  
2-4-19

Forwarded on 1.31.19 to: D. Chen  
T. Dumas  
C. Doran

## Brittany Bermingham

---

**From:** Dan Coppinger  
**Sent:** Tuesday, January 29, 2019 2:40 PM  
**To:** Brittany Bermingham  
**Subject:** RE: Comments Needed for 76 LaSalle Road SUP-Lookback for Mission Escape Game Room

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This looks good.

*Daniel P. Coppinger*  
Assistant Chief of Police  
West Hartford Police Department  
Office: (860) 570-8983  
Main Number: (860) 523-5203  
e-mail: [dcoppinger@westhartfordct.gov](mailto:dcoppinger@westhartfordct.gov)  
Web: [www.westhartfordct.gov/police](http://www.westhartfordct.gov/police)

**From:** Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>  
**Sent:** Monday, January 28, 2019 9:52 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>  
**Subject:** Comments Needed for 76 LaSalle Road SUP-Lookback for Mission Escape Game Room

Please see the attached application for 76 Lasalle Road (Mission Escape Gameroom). This is a lookback SUP that will be going to public hearing next month. Please provide any comments you have by Friday, February 8.

Thank you,

Brittany Bermingham  
Assistant Zoning Enforcement Officer  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7557 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

Forwarded on 1-30-19 to: D. Chen  
T. Dumais  
C. Doran



## MEMORANDUM

TO: Todd Dumais, Town Planner  
FROM: *DJM* Duane J. Martin, P.E., Town Engineer  
RE: Special Use Permit Application No. 1298-LB-19  
76 LaSalle Road  
DATE: January 29, 2019

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The Engineering Division reviewed the Special Use Permit Application No. 1298-LB-19, 76 LaSalle Road, Mission Escape Games, 2 Year Look Back and have no comments. We find the application to be acceptable.

Forwarded on 1.28.19 to

D. Chen

T. Dumas

C. Doran

**Brittany Bermingham**

---

**From:** Brian Pudlik  
**Sent:** Monday, January 28, 2019 10:45 AM  
**To:** Brittany Bermingham; Bob Proctor; Aimee Krauss; Dan Coppinger; Mike Sinsigalli  
**Subject:** RE: Comments Needed for 76 LaSalle Road SUP-Lookback for Mission Escape Game Room

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brittany,

There are no zoning concerns associated with this application.

Brian Pudlik  
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107  
Desk: 860.561.7553 | Fax: 860.561.7504  
Department of Community Development: Planning & Zoning Division

**From:** Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>  
**Sent:** Monday, January 28, 2019 9:52 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>  
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Thank you,

Brittany Bermingham  
Assistant Zoning Enforcement Officer  
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Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7557 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

Forwarded to D.Chen on 1.28.19:  
T.Dumais  
C.Doran

**Brittany Bermingham**

---

**From:** Mike Sinsigalli  
**Sent:** Monday, January 28, 2019 10:02 AM  
**To:** Brittany Bermingham  
**Subject:** RE: Comments Needed for 76 LaSalle Road SUP-Lookback for Mission Escape Game Room

Brittany,

We have no regarding this application beyond our initial approval. There have been no fire code complaints received regarding the Mission Escape Gameroom since their opening.

*Michael Sinsigalli*

Assistant Fire Chief/Fire Marshal  
Community Risk Reduction Division  
West Hartford Fire Department  
860-561-8308

*The fire that you prevent may be the one that would have taken your life!*

Please note email address change to [msinsigalli@westhartfordct.gov](mailto:msinsigalli@westhartfordct.gov)

[Follow Us](#)

**From:** Brittany Bermingham  
**Sent:** Monday, January 28, 2019 9:52 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>  
**Subject:** Comments Needed for 76 LaSalle Road SUP-Lookback for Mission Escape Game Room

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Thank you,

Brittany Bermingham  
Assistant Zoning Enforcement Officer  
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Department of Community Development: Planning & Zoning Division  
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[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)